

30 Karina Street, Mornington, Vic 3931

 **RE/MAX**

House For Sale

Sunday, 23 June 2024

30 Karina Street, Mornington, Vic 3931

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Type: House



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\$1,250,000 - \$1,350,000

Expressions of Interest close Tue 23 July at 6pm Custom-designed to embrace effortless and flexible family liveability amidst expansive light-filled interiors and impressive alfresco entertaining spaces, this four-bedroom-plus-studio Mornington home has recently undergone a stunning architectural and energy efficiency-driven transformation. Privately and securely set behind automated gates, with newly landscaped coastal-inspired front gardens, the home's flowing open layout incorporates a stone/Smeg kitchen, and indoor/outdoor living spaces that extend towards a sparkling heated swimming pool and sun deck. Lime-washed timber flooring is capped by high ceilings lined with a series of obtuse-angle Velux skylights, which flood the spaces with natural light. Hydronic heating, including units above bathroom towel rails, beautifully boosts the home's health and comfort levels, and 9.3kw rooftop solar panels reduce the home's energy usage bills, including for the electric heat pump system that can heat the pool to 40 degrees. A newly constructed split-level extension contains the home's expansive second living area/rumpus room with sheer-linen curtains and pool outlooks. The zoned main bedroom suite will impress with a large dressing room/walk-in robe and Skandi-inspired ensuite with a custom timber vanity, brushed nickel tapware, and a glass-ceilinged walk-in shower. Outside, the undercover alfresco zone has a wood fire heater and automated awnings can fully enclose the space to allow for all-season entertaining, whilst the multi-level cypress decking wraps around the fully fenced pet-friendly backyard and incorporates the recently built studio with ensuite, a storage/utility room and outdoor shower. Back inside, a further four bedrooms, all with energy-efficient DC ceiling fans, and two with adjoining bathrooms, complete the functional and adaptable layout that offers multiple bedroom suite options. Additional features include a stone laundry with external access, a single garage with internal access, plus secure off-street parking for two vehicles, two split system heating/cooling units, and plenty of storage including two linen cupboards. Located in a family-friendly neighbourhood just one door from parkland, and on three bus routes to connect to schools, transport and shopping, the home is close to the outstanding lifestyle amenities of Mornington Civic Reserve and Benton's Square shopping centre, and is in walking distance to Fossil beach, and just minutes to Main Street.